

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**20/6 Oliver
Crescent,**
Hawick, TD9 9BQ

OIRO £80,000



An excellent opportunity has arisen for the first time buyer or rental investor to obtain a most attractive, top floor apartment within close proximity to the town centre and all local amenities. 20-6 Oliver Crescent is brought to the market in good condition, offering an abundance of period features and charm throughout. Viewings are considered essential to fully appreciate.



**20/6 Oliver
Crescent,**

Hawick, TD9 9BQ

OIRO £80,000



Location:

The central Borders town of Hawick is very well placed for access to all the other towns in the region. As Edinburgh city centre is easily accessible via the A7 and A68 by road and the new Waverly Rail Link to Tweedbank can be reached in around 30 minutes, the commuter is increasingly seeking out the Scottish Borders region as an ideal location in which to settle for a quality lifestyle with a quieter pace and houses at a more affordable price. Hawick has an excellent variety of shopping, leisure, recreational and sports facilities. The area is renowned for its beautiful scenery, offers numerous activities for those with an interest in sporting or leisure pursuits and is steeped in a sense of history and tradition.

Description:

Constructed approximately 130 years ago, the two-bedroom apartment enjoys spacious accommodation, extending to a comfortable 80sqm and would be ideal for those looking to purchase and modernise a period-style home. Internally comprising an entrance hallway, lounge, dining kitchen, family bathroom with separate bath and shower cubicle, principal bedroom and one further bedroom, as well as a large floored attic, 20-6 Oliver Crescent is a fine addition to the market. Externally, the apartment enjoys use of a shared garden to the rear, that has been very well maintained, as well as an abundance of on-street parking facilities.

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

Services:

Mains gas, electricity, water and drainage.

EPC:

E

Viewings:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

Home Report Value:

£90,000.00

Offers:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM





20/6 Oliver Crescent, Hawick, TD9 9BQ

Approximate Gross Internal Area = 79.2 sq m / 852 sq ft

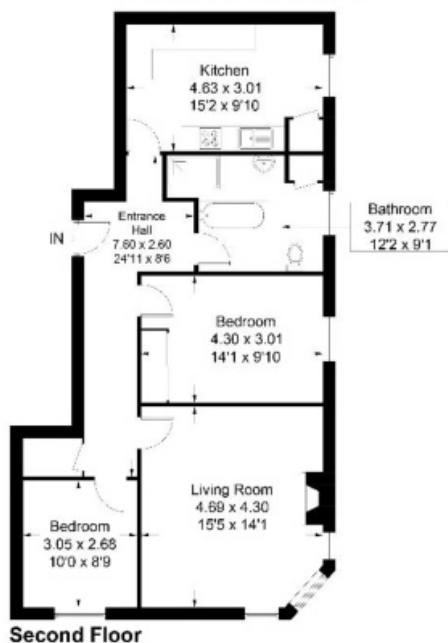


Illustration for identification purposes only, measurements are approximate, not to scale. Footprints Limited.com © (121925554)

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

Interested in this property?

Hawick Call 01450 372336

Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

31/35 High Street,
Hawick, TD9 9BU
Phone: 01450 372336
Fax: 01450 377463
Email: hawick@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.